| 130.0 | 0001 | 0001.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,403,100 | / | 1,403,100 |
| USE VALUE: | 1,403,100 | / | 1,403,100 |
| ASSESSED: | 1,403,100 | / | 1,403,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 87 | | PLEASANT ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | CALVERT/ELLENHORN/PRAKASH LLC |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 406 MASSACHUSETTS AVE |
| Street 2: | SUITE 2 |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | D'AMORE JEANNE - |
| Owner 2: | - |
| Street 1: | 93 PLEASANT ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .517 Sq. Ft. of land mainly classified as Inn with a Inn Building built about 1900, having primarily Vinyl Exterior and 4563 Square Feet, with 5 Units, 5 Baths, 0 3/4 Bath, 2 HalfBaths, 5 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R4 | TOWNHOU | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 302 | 22529.000 | 504,300 | 4,800 | 894,000 | 1,403,100 |
| Total Card | 0.517 | 504,300 | 4,800 | 894,000 | 1,403,100 |
| Total Parcel | 0.517 | 504,300 | 4,800 | 894,000 | 1,403,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 307.53 | /Parcel: 307.53

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 130.0-0001-0001.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 302 | FV | 504,300 | 4800 | 22,529. | 894,000 | 1,403,100 | | Year end | 12/23/2021 |
| 2021 | 302 | FV | 504,300 | 4800 | 22,529. | 879,600 | 1,388,700 | | Year End Roll | 12/10/2020 |
| 2020 | 302 | FV | 504,600 | 4800 | 22,529. | 865,100 | 1,374,500 | 1,374,500 | Year End Roll | 12/18/2019 |
| 2019 | 302 | FV | 406,200 | 4800 | 22,529. | 807,500 | 1,218,500 | 1,218,500 | Year End Roll | 1/3/2019 |
| 2018 | 302 | FV | 406,200 | 4800 | 22,529. | 721,000 | 1,132,000 | 1,132,000 | Year End Roll | 12/20/2017 |
| 2017 | 302 | FV | 406,200 | 4800 | 22,529. | 634,400 | 1,045,400 | 1,045,400 | Year End Roll | 1/3/2017 |
| 2016 | 302 | FV | 406,200 | 4800 | 22,529. | 475,800 | 886,800 | 886,800 | Year End | 1/4/2016 |
| 2015 | 302 | FV | 364,900 | 4800 | 22,529. | 432,600 | 802,300 | 802,300 | Year End Roll | 12/11/2014 |

## SALES INFORMATION

TAX DISTRICT:

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| STEPHENSON ANNA | 30036-452 | | 4/12/1999 | Convenience | 99 | No | No | | |
| VISTING NURSE C | 26183-437 | | 3/29/1996 | | 350,000 | No | No | | K |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/17/1996 | 331 | Manual | 435 | | | | | SIGN |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 302 | Inn | | 22529 | | Sq. Ft. | Site | | 0 | 31. | 1.28 | CA | | | | | | | | | 893,986 | | | | | | 894,000 | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.51719 | Total SF/SM: | 22529 | Parcel LUC: | 302 | Inn | Prime NB Desc | COMM AVG | |
| Total: | 893,986 | Spl Credit | | Total: | 894,000 | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/16/2018 | Meas/Inspect | HS | Hanne S |
| 3/23/2016 | I & E Return | EMK | Ellen K |
| 4/1/2009 | Info At Door | 201 | PATRIOT |
| 6/13/2000 | Entry Denied | 263 | PATRIOT |
| 10/5/1996 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## User Acct

83876

## GIS Ref

## GIS Ref

## Insp Date

11/16/18

!10152!

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 10:12:38 |

## LAST REV

| Date | Time |
|---|---|
| 10/09/19 | 15:06:17 |

apro

PAT ACCT. 10152

Patriot Properties Inc.

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 83876 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 96 - Inn | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 5 | Total: | 5 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1900 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | 8 | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | 0 |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 5 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 2 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 102.00 |
| Size Adj.: | 0.88013697 |
| Const Adj.: | 0.94930506 |
| Adj $ / SQ: | 85.223 |
| Other Features: | 173500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 619559 |
| Depreciation: | 115238 |
| Depreciated Total: | 504321 |

## COMMENTS

GOVERNOR BRACKETT HOUSE.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 5 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 5 | BRs: | 5 | Baths: | 5 | HB | 2 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 5 | 1 | 1 | M |

| Totals | | |
|---|---|---|
| 5 | 5 | 5 |

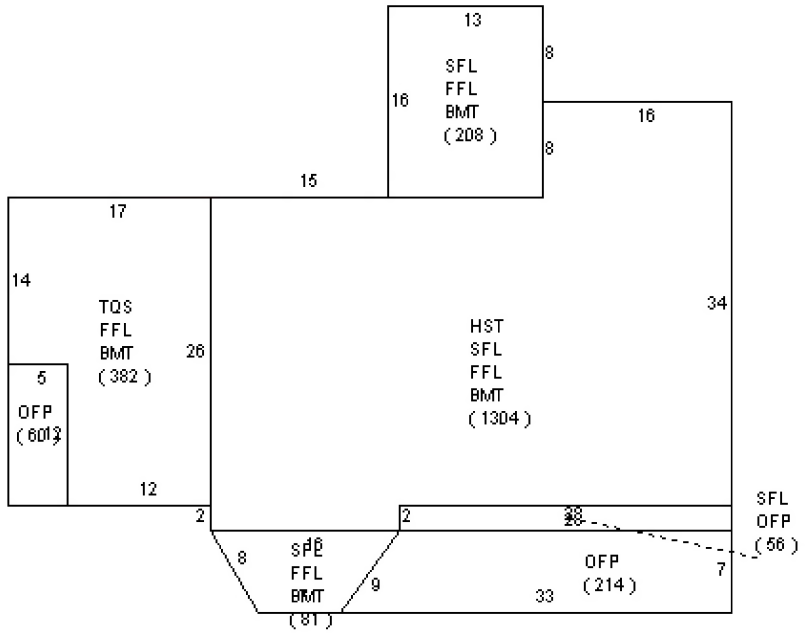
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 85.22 |
| Special Features: | 0 | Val/Su Net: | 73.43 |
| Final Total: | 504300 | Val/Su SzAd | 110.53 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,975 | 25.570 | 50,495 |
| FFL | First Floor | 1,975 | 85.220 | 168,315 |
| SFL | Second Floor | 1,649 | 85.220 | 140,533 |
| HST | Half Story | 652 | 85.220 | 55,565 |
| OFP | Open Porch | 330 | 20.410 | 6,735 |
| TQS | 3/4 Story | 287 | 85.220 | 24,416 |

| | | | | | |
|---|---|---|---|---|---|
| | Net Sketched Area: | 6,868 | Total: | 446,059 | |
| Size Ad | 4562.5 | Gross Area | 7615 | FinArea | 4563 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

130.0-0001-0001.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 32 | Barn W/Loft | D | Y | 1 | 20X22 | A | AV | 1915 | 18.45 | T | 40.8 | 302 | | | 4,800 | | | 4,800 |

| More: | N | Total Yard Items: | 4,800 | Total Special Featues: | | Total: | 4,800 |
|---|---|---|---|---|---|---|---|